

Community Recovery Special Assessment Proposal



The Landings Association, Inc.

*The Property Owners Association for
The Landings on Skidaway Island
600 Landings Way South
Savannah, GA 31411*

Phone: 912-598-2520 Web Address: www.landings.org Email: assessment@landings.org

Re: Community Recovery Special Assessment

November 16, 2016

Dear Fellow Property Owner,

I've been especially proud to serve as your President during these last few months, as The Landings Association prepared for and responded to Tropical Storm Hermine and Hurricane Matthew. Our long history of sound financial planning has allowed the Association to greatly expedite the cleanup of our community required for the health, safety, and wellbeing of our residents. However, there still is much work to do to complete our community's full recovery and restoration.

Here are the numbers to date:

- 140,000 cubic yards of debris removed
- ~140,000 cubic yards of debris remain to be removed
- 3,000 fallen and hazardous trees removed from common property
- ~3,000 trees remain to be removed, with 6,000 stumps ground to eliminate trip hazards
- 4,000 square feet of our community paths repaired
- 250 street signs and mailboxes to be replaced
- 313 center islands, 15 courtyards (common property where there are clusters of patio homes), and three parks require restoration

As storm debris is removed, we are discovering damage from the uprooted trees and heavy equipment to our underlying infrastructure, including our roads, curbing, paths, perimeter fencing, and storm drains.

Restoration of our common areas, including center islands (stump grinding, grading, reestablishment of turf, bed delineation, tree and understory plantings) will begin next year and continue into the foreseeable future. As you can imagine, this has been and will continue to be an expensive endeavor.

By December 24th, we will have spent at least \$1.8 million in storm-related work, both in-house and contracted. Neither FEMA nor the County reimburses private communities like The Landings for such work. In addition, this \$1.8 million does not include a significant expense for work required to repair or replace Delegal Creek Marina, as we await a final determination on how much insurance will cover. Moreover, insurance will not pay for common property cleanup nor damage to roads and paths.

Therefore, we are compelled to ask our fellow property owners to approve a one-time \$400/lot Special Assessment, which can be paid over the next two years. This vote offers property owners an opportunity to continue the speedy work of restoring our community's common property and enhancing community property values. The money raised (\$1,768,000) supports common property restoration, such as the 313 center islands and 15 courtyards, necessary repairs to the infrastructure damage including roads, curbs, paths, and storm drains, and replenishes our Capital Reserves Fund.

It is important to remember that we temporarily reallocated monies destined for the Reserves Fund in 2016 so that we could, instead, better meet storm-related expenses. This Special Assessment will help make up our planned contributions to the Reserves Fund so that we can meet our long-term capital asset replacement requirements, such as roads, community paths, and storm drains.

Without this Special Assessment, community recovery work would extend well past 2018. We would need to scale back restoration efforts, delay repairs, defer maintenance and replacements, incur costlier future expenses, and delay catching up in planned contributions to our Capital Reserves Fund.

The Board recognizes that many in our community have incurred damage to their homes and property and that much of the repair cost is not covered by homeowners' insurance. Therefore, as noted, we are providing the option of paying the assessment in two equal installments of \$200 in 2017 and 2018.

Please join me and the rest of the Board of Directors and vote "Yes" for this one-time, Special Assessment proposal to sustain the recovery momentum achieved thus far by The Landings Association.

Your ballot, also enclosed in this mailing, is due back by 4 p.m. on Friday, December 23, 2016. As in years past, ballots can be mailed or dropped off at the Association office. In addition, an online voting option is available.

A Town Hall Meeting has been scheduled for Wednesday, November 30 at 7 p.m. at Plantation Club. You also can email questions to assessment@landings.org or call the Voter Hotline (912-598-5528) to leave a question.



Sincerely, Rex Templeton, Jr.
President, The Landings Association

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